

C Community Development Committee
For the Metropolitan Council meeting of April 28, 2010

Item: 2010-146

Date: April 21, 2010
Prepared:
Subject: City of St. Paul Request to Amend Livable Communities Demonstration Account (LCDA) Grant for Dale Street Village (SG008-117)

Proposed Action:

That the Metropolitan Council approve a budget reallocation in support of the Livable Communities Demonstration Account (LCDA) grant (grant number SG007-117) to the City of Saint Paul for the Dale Street Village project (now known as Frogtown Square).

Summary of Committee Discussion / Questions:

Livable Communities Manager, Paul Burns presented an overview of the City's request, which is to restructure the project budget for a more efficient utilization of funds. The Livable Communities grant agreement allows budget reallocations of up to 20% of any given line item. A larger reallocation requires approval of the Metropolitan Council's governing body.

After one question confirming that the funding sources and amounts had shifted, Committee approved the Proposed Action unanimously.

Meeting date: April 19, 2010

ADVISORY INFORMATION	
Date:	April 14, 2010
Subject:	City of St. Paul Request to Amend Livable Communities Demonstration Account (LCDA) Grant for Dale Street Village (SG008-117)
District(s), Member(s):	Council District 14 – Kirsten Sersland Beach
Policy/Legal Reference:	Minnesota Statutes §473.251
Staff Prepared/Presented:	Paul Burns, Manager, Livable Communities 651.602.1106
Division/Department:	Community Development / Livable Communities

Proposed Action

That the Metropolitan Council approve a budget reallocation in support of the Livable Communities Demonstration Account (LCDA) grant (grant number SG007-117) to the City of Saint Paul for the Dale Street Village project (now known as Frogtown Square).

Background

The City of St. Paul was awarded a Livable Communities Demonstration Account (LCDA) grant on December 12, 2007 to support a mixed-use redevelopment with 46 units of affordable housing geared towards seniors. Granted funds were for site assembly, demolition, site grading and soil correction. On October 7, 2009 the Council executed an amendment to administratively extend the grant to December 31, 2010.

The grantee has requested Council approval to restructure the project budget to allow for a more efficient utilization of funds. An updated schedule and budget for the redevelopment work is attached. Standard LCDA grant agreements require prior approval of the Council’s governing body for any budget reallocation that exceeds 20% of any single budget line item.

Rationale

Staff supports the requested changes. As with many current, large redevelopment projects, these grant funds are a part of financing arrangements that have been forced to adapt to conform to market forces. The requested changes continue to support fund goals and have no funding impact.

Funding

The LCDA award was made in the amount of \$1,050,000.

Known Support / Opposition

Staff is unaware of any opposition.

Revised Project Budget and Timeline

Grantee: City of Saint Paul

SG0007-117

Project Name: Frogtown Square (f/k/a Dale Street Village)

Project Location: Northeast corner of the intersection of University Avenue and Dale Street
Council District: 14

Funding:

Total Awarded: \$1,050,000

Amount Awarded	Reallocated Budget 2010	Use of Funds
\$215,000	\$519,224	Acquire Lendways Restaurant building
75,000	63,257	Demolition
120,000	201,635	Earthwork / grading / excavation
0	13,000	Safety barricades / fencing
0	142,383	Utility relocation (Excel, Qwest, Comcast)
0	34,100	Architect / civil engineering costs for demolition, earthwork, grading, utilities and excavation
0	76,401	Site utilities, including stormwater management
215,000	0	Acquire Nordic Electronics building
425,000	0	Acquire Saigon Restaurant building
\$1,050,000	\$1,050,000	

Development Timeline:

Task	Start Date	End Date
Acquire Saigon, Lendways, Nordic buildings		Completed
Demolish police substation		Completed
Demolish Saigon, Lendways, Nordic buildings		Completed
Relocate Utilities (Xcel, Qwest, Comcast)		Completed
Earthwork/Grading/Excavation	December 2009	June 2010
Site Utilities/Stormwater Management	December 2009	September 2010
Architect / Civil Engineering		Completed
Delivery of Retail Spaces for Tenant Build-out	August 2010	November 2010
Building Construction	April 2010	December 2010